

**BOARD OF ZONING ADJUSTMENT
NOTICE OF VIRTUAL PUBLIC HEARING**

TIME AND PLACE: Wednesday, May 8, 2024, @ 9:30 a.m.
Via WebEx & YouTube (Office of Zoning): <https://dcoz.dc.gov/BZA05-08-2024>
Instructions: <https://dcoz.dc.gov/release/virtual-public-hearings>
Witness Sign Up: <https://dcoz.dc.gov/service/sign-testify>

TO CONSIDER THE FOLLOWING: The Board of Zoning Adjustment will adhere to the following schedule but reserves the right to hear items on the agenda out of turn.

WARD ONE

Application of:	723 Morton Street, LLC
Case No.:	20631A
Address:	723 Morton Street, N.W. (Square 2894, Lot 91)
ANC:	1E
Relief:	Modification of Significance to: <ul style="list-style-type: none">• Board of Zoning Adjustment Order No. 20631, effective date April 17, 2022 (pursuant to Subtitle Y § 703) Area Variance from: <ul style="list-style-type: none">• the minimum lot dimension requirements of Subtitle E § 202.1 (pursuant to Subtitle X § 1002)
Project:	To construct two, new, attached, three-story with cellar and roof deck, flats in the RF-1 Zone.

WARD TWO

Application of:	Jemal's Corcoran, L.L.C.
Case No.:	21109
Address:	2715 M Street N.W. (Square 1214, Portion of Lot 29 Theoretical Building Site A per Application No. 13918 of Government of the District of Columbia A&T Lots 2030-2036 and 2052-2076)
ANC:	2E
Relief:	Special Exception from: <ul style="list-style-type: none">• the loading requirements of Subtitle C § 901.1 (pursuant to Subtitle C § 909.2 and Subtitle X § 901.2)
Project:	To convert a portion of the building to a lodging use, of an existing, attached, four-story with cellar, mixed-use building in the MU-4 and R-3/GT Zones.

WARD SIX

Application of:	The Heritage Foundation
Case No.:	21112
Address:	415 3rd Street N.E., 416 4 th Street N.E., and 424 4 th Street N.E. (Square 780, Lots 43, 62, and 810)
ANC:	6C
Relief:	Special Exception from: <ul style="list-style-type: none">• the matter-of-right uses of Subtitle U § 201 (pursuant to Subtitle U § 203.1(k) and Subtitle X § 901.2) Area Variance from: <ul style="list-style-type: none">• the special exception use requirements of Subtitle U § 203.1(k)(8)(a) (pursuant to Subtitle X § 1002) Area Variance from: <ul style="list-style-type: none">• the special exception use requirements of Subtitle U § 203.1(k)(8)(b) (pursuant to Subtitle X § 1002)
Project:	To permit accessory parking lots in the RF-1/CAP Zone.

WARD TWO

Application of:	FP CPT 1750 H Street, LLC
Case No.:	21113
Address:	1750 H Street N.W. (Square 3953, Lot 7)
ANC:	2A
Relief:	Special Exception from: <ul style="list-style-type: none">• the penthouse requirements of Subtitle C § 1501.1(e) (pursuant to Subtitle X § 901.2)
Project:	To construct a habitable penthouse with roof deck, to an existing, detached, ten-story with penthouse, office building in the D-6 Zone.

WARD FOUR

Application of:	Amy and Whitney Davis
Case No.:	21115
Address:	5714 8 th Street N.W. (Square 2989, Lot 61)
ANC:	4D
Relief:	Special Exception from: <ul style="list-style-type: none">• the rooftop and upper floor element requirements of Subtitle E § 204.1 (pursuant to Subtitle E §§ 204.4 and 5201.1; and Subtitle X § 901.2)
Project:	To construct a third story with roof deck, to an existing, attached, two-story with basement, principal dwelling unit in the RF-1 Zone.

PLEASE NOTE:

This public hearing will be held virtually through WebEx. Information for parties and the public to participate, view, or listen to the public hearing will be provided on the Office of Zoning website and in the case record for each application or appeal by the Friday before the hearing date.

The public hearing in these cases will be conducted in accordance with the provisions of Subtitles X and Y of the District of Columbia Municipal Regulations, Title 11, including the text provided in the Notice of Emergency and Proposed Rulemaking adopted by the Zoning Commission on May 11, 2020, in Z.C. Case No. 20-11.

Individuals and organizations interested in any application may testify at the public hearing via WebEx or by phone and are strongly encouraged to sign up to testify 24 hours prior to the start of the hearing on OZ's website at <https://dcoz.dc.gov/> or by calling Robert Reid at 202-727-5471.

Pursuant to Subtitle Y, Chapter 2 of the Regulations, the Board may impose time limits on the testimony of all individuals and organizations.

Individuals and organization may also submit written comments to the Board by uploading submissions via IZIS or by email to bzasubmissions@dc.gov. Submissions are strongly encouraged to be sent at least 24 hours prior to the start of the hearing.

Do you need assistance to participate?

**Note that party status is not permitted in Foreign Missions cases.*

Do you need assistance to participate?

Amharic

ለመሳተፍ ዕርዳታ ያስፈልግዎታል?

የተለየ እርዳታ ካስፈለገዎት ወይም የቋንቋ እርዳታ አገልግሎቶች (ትርጉም ወይም ማስተርጎም)

ካስፈለገዎት እባክዎን ከስብሰባው አምስት ቀናት በፊት ዚ ሂልን በስልክ ቁጥር (202) 727-

0312 ወይም በኢሜል Zelalem.Hill@dc.gov ይገናኙ። እነኚህ አገልግሎቶች የሚሰጡት በነጻ ነው።

Chinese

您需要有人帮助参加活动吗?

如果您需要特殊便利设施或语言协助服务（翻译或口译），请在见面之前提前五天与 Zee Hill 联系，电话号码 (202) 727-0312，电子邮件 Zelalem.Hill@dc.gov。这些是免费提供的服务。

French

Avez-vous besoin d'assistance pour pouvoir participer ? Si vous avez besoin d'aménagements spéciaux ou d'une aide linguistique (traduction ou interprétation), veuillez contacter Zee Hill au (202) 727-0312 ou à Zelalem.Hill@dc.gov cinq jours avant la réunion. Ces services vous seront fournis gratuitement.

Korean

참여하시는데 도움이 필요하세요?

특별한 편의를 제공해 드려야 하거나, 언어 지원 서비스(번역 또는 통역)가 필요하시면, 회의 5일 전에 Zee Hill 씨께 (202) 727-0312로 전화 하시거나 Zelalem.Hill@dc.gov 로 이메일을 주시기 바랍니다. 이와 같은 서비스는 무료로 제공됩니다.

Spanish

¿Necesita ayuda para participar?

Si tiene necesidades especiales o si necesita servicios de ayuda en su idioma (de traducción o interpretación), por favor comuníquese con Zee Hill llamando al (202) 727-0312 o escribiendo a Zelalem.Hill@dc.gov cinco días antes de la sesión. Estos servicios serán proporcionados sin costo alguno.

Vietnamese

Quý vị có cần trợ giúp gì để tham gia không?

Nếu quý vị cần thu xếp đặc biệt hoặc trợ giúp về ngôn ngữ (biên dịch hoặc thông dịch) xin vui lòng liên hệ với Zee Hill tại (202) 727-0312 hoặc Zelalem.Hill@dc.gov trước năm ngày. Các dịch vụ này hoàn toàn miễn phí.

FOR FURTHER INFORMATION, CONTACT THE OFFICE OF ZONING AT (202) 727-6311.

**FREDERICK L. HILL, CHAIRPERSON
LORNA L. JOHN, VICE-CHAIRPERSON
CARL BLAKE, MEMBER,
CHRISHAUN SMITH, MEMBER,
NATIONAL CAPITAL PLANNING COMMISSION
A PARTICIPATING MEMBER OF THE ZONING COMMISSION
SARA A. BARDIN, DIRECTOR, OFFICE OF ZONING**

This meeting is governed by the Open Meetings Act. Please address any questions or complaints arising under this hearing to the Office of Open Government at opengovoffice@dc.gov .